



Order Filed on December 26, 2023
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-1(b)

20-10823 BKOBJ03
BROCK & SCOTT, PLLC
302 Fellowship Rd, Suite 130
Mount Laurel, NJ 08054
(844) 856-6646
Attorneys for Santander Bank, N.A.

In Re:

Samuel K Tompoe
Cecelia Tompoe

Case No: 18-17695-CMG

Hearing Date: December 6, 2023

Judge: CHRISTINE M. GRAVELLE

Chapter: 13

CONSENT ORDER RESOLVING OBJECTION TO CONFIRMATION

The consent order set forth on the following pages, numbered two (2) through three (3) is hereby **ORDERED**

DATED: December 26, 2023


Honorable Christine M. Gravelle
United States Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY Caption in Compliance with D.N.J. LBR 9004-1(b)	
20-10823 BKOBJ03 BROCK & SCOTT, PLLC 302 Fellowship Rd, Suite 130 Mount Laurel, NJ 08054 (844) 856-6646 Attorneys for Santander Bank, N.A.	
In Re:	Case No: 18-17695-CMG
Samuel K Tompoe Cecelia Tompoe	Hearing Date: December 6, 2023
	Judge: CHRISTINE M. GRAVELLE
	Chapter: 13

The Consent Order pertains to the property located at 66 Penwood Drive, Ewing, NJ 08618, mortgage account ending with “6431”;

This Matter having been brought before the Court by Candyce Ilene Smith-Sklar, Esquire, attorney for Debtors, Samuel K. Tompoe and Cecelia Tompoe (hereinafter the “Debtors”), upon the filing of a Chapter 13 Plan, Santander Bank, N.A. (hereinafter the “Creditor”) by and through its attorneys, Brock and Scott, PLLC, having filed an Objection to the Confirmation of said Chapter 13 Plan and the parties having subsequently resolved their differences; and the Court noting the consent of the parties of the form, substance and entry of the within Order, and for other and good cause shown:

1. The Parties agree that this Consent Order shall be made part of the Confirmation Order.
2. The Debtors shall continue to pay the Creditor’s post-petition claim per the Consent Order entered on August 2, 2023 [DE 262] through Chapter 13 Plan payments.
3. The Debtors also agree to pay the Creditor’s Post-Petition Fee Notice filed on October 19, 2023 in the amount of \$550.00 through Chapter 13 Plan payments.
4. If required by the Trustee, Debtors agree to amend their Chapter 13 Plan post-confirmation to provide for the above-described claim.

5. Debtors agree to make regular monthly mortgage payments in the current amount of \$1,589.68 and acknowledge that the amount will increase to \$1,999.77 beginning January 1, 2024 in accordance with the terms of the note and mortgage.

6. If the Debtors fail to pay the above-described claims through the remaining Chapter 13 Plan payments, or fail to make any regular monthly mortgage payment within thirty (30) days of the date it becomes due, then the Creditor may obtain an Order vacating, terminating and/or annulling the Automatic Stay as to the Property by filing, with the Bankruptcy Court, a Certification specifying the Debtors' failure to comply with this Order. At the time the Certification is filed with the Court, a copy of the Certification shall be sent to the Chapter 13 Trustee, the Debtors, and the Debtors' attorney.

7. If the bankruptcy case is dismissed or converted, this Consent Order is void and the instant bankruptcy case will not act to impose the automatic stay against the Creditor's opportunity to proceed against its Property without further Order of the Court.

8. This Order shall be incorporated in and become a part of any Order Confirming Plan in the herein matter.

The undersigned hereby consent to the form,
Content and entry of the within Order:

BROCK AND SCOTT, PLLC
Santander Bank, N.A.
By Its Attorney,

/s/ Matthew Fissel
Matthew Fissel, Esquire
(Bar No. 038152012)
Attorney for Creditor
BROCK & SCOTT, PLLC
3825 Forrestgate Dr.
Winston-Salem, NC 27103
Telephone: 844-856-6646
Facsimile: 704-369-0760
E-Mail: NJBKR@brockandscott.com

Dated: December 7, 2023

DEBTORS
By Their Attorney,

/s/ Candyce Ilene Smith-Sklar
Candyce Ilene Smith-Sklar, Esquire
Attorney for Debtors
1901 North Olden Avenue,
Ewing Professional Park Suite 22,
Ewing, NJ 08618
Phone Number: (609) 882-9800
Fax: 609-538-1399
Email: njpalaw@gmail.com

Dated: December 13, 2023

In re:
Samuel K Tompoe
Cecelia Tompoe
Debtors

Case No. 18-17695-CMG
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin

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Date Rcvd: Dec 26, 2023

Form ID: pdf903

Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 28, 2023:

Recip ID	Recipient Name and Address
db/jdb	+ Samuel K Tompoe, Cecelia Tompoe, 66 Pennwood Drive, Trenton, NJ 08638-4716

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 28, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 26, 2023 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Andrew L. Spivack	on behalf of Creditor SANTANDER BANK N.A. andrew.spivack@brockandscott.com, wbecf@brockandscott.com
Candycy Ilene Smith-Sklar	on behalf of Joint Debtor Cecelia Tompoe njpalaw@gmail.com r56958@notify.bestcase.com
Candycy Ilene Smith-Sklar	on behalf of Debtor Samuel K Tompoe njpalaw@gmail.com r56958@notify.bestcase.com
Craig Scott Keiser	

District/off: 0312-3

User: admin

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Date Rcvd: Dec 26, 2023

Form ID: pdf903

Total Noticed: 1

on behalf of Creditor SANTANDER BANK N.A. craig.keiser@law.njoag.gov

Denise E. Carlon

on behalf of Creditor MIDFIRST BANK dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com

Gary C. Zeitz

on behalf of Creditor Pro Cap 8 FBO Firsttrust Bank gzeit@zeitlawfirm.com
rzeit@zeitlawfirm.com;cdillon@zeitlawfirm.com

John R. Morton, Jr.

on behalf of Creditor Santander Consumer USA Inc. ecfmail@mortoncraig.com mortoncraige@cf@gmail.com

John R. Morton, Jr.

on behalf of Creditor Santander Consumer USA Inc. dba Chrysler Capital ecfmail@mortoncraig.com mortoncraige@cf@gmail.com

Kevin Gordon McDonald

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Matthew K. Fissel

on behalf of Creditor SANTANDER BANK N.A. wbecf@brockandscott.com, matthew.fissel@brockandscott.com

Nicholas V. Rogers

on behalf of Creditor SANTANDER BANK N.A. FKA SOVEREIGN BANK, N.A. FKA SOVEREIGN BANK
nj.bkecf@fedphe.com

Nicholas V. Rogers

on behalf of Creditor SANTANDER BANK N.A. nj.bkecf@fedphe.com

Robin I. London-Zeitz

on behalf of Creditor Pro Cap 8 FBO Firsttrust Bank rzeit@zeitlawfirm.com
gzeit@zeitlawfirm.com;cdillon@zeitlawfirm.com;lfossi@zeitlawfirm.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 16